



**GRASSROOTS**  
REALTY GROUP

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**135 & 141 Clearmile Avenue  
Rural Red Deer County, Alberta**

**MLS # A2280520**



**\$1,850,000**

**Division:** Clearview Indust. Park

**Type:** Industrial

**Bus. Type:** -

**Sale/Lease:** For Sale

**Bldg. Name:** -

**Bus. Name:** -

**Size:** 6,000 sq.ft.

**Zoning:** BSI

**Heating:** -

**Addl. Cost:** -

**Floors:** -

**Based on Year:** -

**Roof:** -

**Utilities:** -

**Exterior:** -

**Parking:** -

**Water:** -

**Lot Size:** 3.19 Acres

**Sewer:** -

**Lot Feat:** -

**Inclusions:** N/A

Located in Clearview Industrial Park, this standalone industrial building on 3.19 acres (two titles) is available for sale. The building features 4,000 SF of office over two floors. The main floor office area includes a reception area and lobby, two large offices, a staff room, multiple storage areas, and two washrooms. The second floor of office space includes 4 private offices, a meeting room, an open work area, and another washroom. The 4,000 SF shop is wide-open with (2) 16' x 12' overhead doors and it's own washroom., as well as a storage mezzanine accessible from both the shop and the second floor office space. The large yard is graveled and fully fenced with ample parking available and multiple access points. This location offers quick access to both the City of Red Deer and the QE II (Highway 2).